

IN RE: PETITION FOR ADMIN. VARIANCE
S/S Quaker Bottom Road, 1400' E of the
c/l of Priceville Road
(205 Quaker Bottom Road)
8th Election District
3rd Councilmanic District

Susan Parish
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 99-316-A

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the owner of the subject property, Susan V. Parish. The Petitioner seek relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (detached garage) to be located in the side yard in lieu of the required rear yard. The subject property and relief sought are more particularly described on the site plan submitted which has been marked into evidence as Petitioner's Exhibit 1.

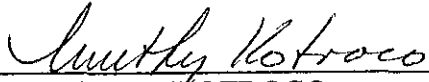
The Petitioner has filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. The subject property having been posted and there being no requests for a public hearing, a decision shall be rendered based upon the documentation contained within the case file. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the surrounding community and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

ORDER RECEIVED FOR FILING
Date 3/18/99
By [Signature]

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 18th day of March, 1999 that the Petition for Administrative Variance seeking relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (detached garage) to be located in the side yard in lieu of the required rear yard., in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restriction:

- 1) The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING
Date 3/18/99
By [Signature]



Baltimore County
Zoning Commissioner
Office of Planning

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386

March 18, 1999

Ms. Susan V. Parish
205 Quaker Bottom Road
Sparks, Maryland 21152

RE: PETITION FOR ADMINISTRATIVE VARIANCE
S/S Quaker Bottom Road, 1400' E of the c/l of Priceville Road
(205 Quaker Bottom Road)
8th Election District – 3rd Councilmanic District
Susan V. Parish - Petitioner
Case No. 99-316-A

Dear Ms. Parish:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: People's Counsel; Case File



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 205 Quaker Bottom Rd.
which is presently zoned RC-2

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.1 To allow an accessory

structure (detached garage) to be located in the side yard in lieu of the required rear yard

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 3/15/98 day of March that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

205 410 MFW
Po Box 1098, Quaker Bottom Rd, 472-3174
Address Telephone No.

Address

Sparks MD 21152
City State Zip Code

City

State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

Zoning Commissioner of Baltimore County

CASE NO. 99-316-A

Reviewed By [Signature]

Date 2-16-99

Estimated Posting Date 2-28-99

2-28-99

ORDER RECEIVED FOR FILING
3/15/98
Date

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at

Address

City

State

Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

Zoning Regulations cannot be met on my property because:

1. There is an outbuilding in the way. It would need to be demolished.
2. There are trees - beautiful/old that would need to be removed.

Please note that the proposed garage location is very far from the road - and does not impede on neighbors at all.

Thanks for your consideration -

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Signature

Susan V Parish
Susan V PARISH

Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 15 day of Nov, 99, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Susan Parish
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

Notary Public

My Commission Expires

Anne Marie Holt

2-1-01

99-316-A

ORDER RECEIVED FOR FILING

Date

By

REV 09/15/98

Zoning Description for 205 Quaker Bottom Road.

Beginning at a point on the South side of Quaker Bottom Road which is 30' wide at the distance of 1400' East of the centerline of the nearest improved intersecting street, Priceville Road, which is 30' wide.

As recorded in Deed Liber 3072, Folio 278: South 70 degrees 45 minutes 10 seconds East 35.95 feet, North 82 degrees 28 minutes 10 seconds East 59.53 feet and North 73 degrees 17 minutes 10 seconds East 70.68 feet, South 11 degrees 30 minutes East 460.20 feet and South 78 degrees 30 minutes West 150 feet, North 11 degrees 30 minutes West 428.30 feet to the point of beginning; and

~~Deed~~ **liber 4404**, Folio 183: South 11 degrees 30 minutes East 460.20 feet, South 78 degrees 30 minutes West 150 feet, South 32 degrees 35 minutes 40 seconds East 386.11 feet, North 69 degrees 57 minutes 20 seconds East 387.03 feet, South 20 degrees 02 minutes 40 seconds East 105 feet, North 68 degrees 29 minutes 45 seconds East 65.72 feet, North 20 degrees 46 minutes 30 seconds West 53.33 feet, North 20 degrees 02 minutes 40 seconds West 125 feet, North 13 degrees 07 minutes 20 seconds West 206.39 feet, South 79 degrees 46 minutes West 346.36 feet, North 16 degrees 48 minutes West 473.58 feet, South 66 degrees 03 minutes 10 seconds West 29.65 feet to the point of beginning.

316

99-316-A

9-316-00

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

Item No. 316 063738

DATE 2-16-99 ACCOUNT R-001-6150
AMOUNT \$ 50.00

RECEIVED FROM: The Miller Co.

FOR: Residential Variance Filing fee
at #205 Quaker Bottom Rd. (21152)

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER

Paid Receipt
PROCESS 2/16/99 13:42:34
CASHIER PACE PER DRIVER
5 MISCELLANEOUS CASH RECEIPT
Receipt # 075211
CR NO. 063738
BALTIMORE COUNTY, Maryland
50.00 CHECK
OFFW

CASHIER'S VALIDATION

99-316-A

RE Case No 99-316-A

Petitioner/Developer SMITH, ETAL

Date of Hearing/Closing: 3/15/99

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen

This letter is to certify under the penalty of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at #205 QUAKER BOTTOM RD.

The sign(s) were posted on 2/25/99
(Month, Day, Year)

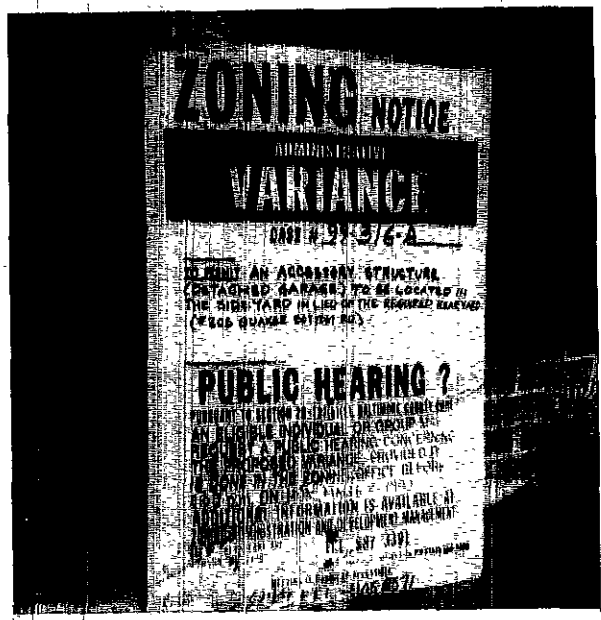
Sincerely, Patrick M. O'Keefe 2/25/99
Patrick M O'Keefe 2/25/99
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE
(Printed Name)

523 PENNY LANE
(Address)

HUNT VALLEY, MD. 21030
(City, State, Zip Code)

410-666-5366 : CELL 410-905-8571



99-316-A
#205 QUAKER BOTTOM RD.
CL 3/15/99

99-316-A
#205 QUAKER BOTTOM RD

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATESCase Number 99- 316 -AAddress 205 Quaker Bottom Rd.Contact Person: John Sullivan
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 2-16-99Posting Date: 2-28-99Closing Date: 3-15-99

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only**USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT**Case Number 99- 316 -AAddress 205 Quaker Bottom Rd.Petitioner's Name Susan V. ParishTelephone (410) 472-3174Posting Date: 2-28-99Closing Date: 3-15-99Wording for Sign: To Permit an accessory structure (detached garage) to be located in the side yard in lieu of the required rear yard.

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 99-316-A

Petitioner: Susan V. PARISH

Address or Location: 205 Quaker Bottom Rd
Sparks, Md., 21152

PLEASE FORWARD ADVERTISING BILL TO:

Name: Same

Address: _____

Telephone Number: _____



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

March 15, 1999

Ms. Susan V. Parish
P. O. Box 1098
205 Quaker Bottom Road
Sparks, MD 21152

RE: Case No.: 99-316-A
Petitioner: Susan V. Parish
Location: 205 Quaker Bottom Road

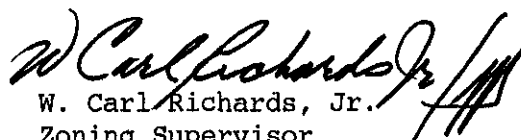
Dear Ms. Parish:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on February 28, 1999.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency.

Very truly yours,


W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures





**Baltimore County
Fire Department**

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

March 11, 1999

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF FEBRUARY 29, 1999

Item No.: See Below

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

3. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

315, 316, 317, 319, 321, 325, 326, 327, 328, AND 329

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits
and Development Management

Date: March 1, 1999

FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: Zoning Advisory Petitions

The Office of Planning has no comment on the following petition (s):
Item No (s): 316

If there should be any questions or this office can provide additional information, please
contact Jeffrey Long in the Office of Planning at 410-887-3480.

Section Chief:



AFK/JL

B A L T I M O R E C O U N T Y, M A R Y L A N D

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
 Department of Permits & Development
 Management

Date: March 19, 1999

FROM: *[Signature]* Robert W. Bowling, Supervisor
 Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
 for March 1, 1999
 Item Nos. 316, 317, 319, 325, and
 326

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comment.

RWB:HJO:jrb

cc: File

Case 3/15

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

Date: March 10, 1999

TO: Arnold Jablon
FROM: R. Bruce Seeley *RSJ/JP*
SUBJECT: Zoning Item #316

205 Quacker Bottom Road

Zoning Advisory Committee Meeting of March 1, 1999

- The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.
- The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.
- X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
 - Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).
 - Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).
 - Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).
- X AP: How tall will be the garage? Concern that may be used for an apartment and already 2 residential structures appear to be on the property. Garage is okay, but not if size to provide for apartment use.

APPLICATION FOR PERMIT
BALTIMORE COUNTY MARYLAND
DEPARTMENT OF PERMITS & DEVELOPMENT MANAGEMENT
TOWSON, MARYLAND 21204

DATE: 1-6-99

OEA: TUB

HISTORIC DISTRICT/BLDG.

PERMIT #: B
RECEIPT #: A
CONTROL #: MR
REF #:

FEES: 6045
AID:
AID BY: Ppp1
INSPECTOR:

PROPERTY ADDRESS: 205 Quaker Bottom Rd East
SUITE/SPACE/FLOOR:
SUBDIV:
TAX ACCOUNT #: 0813 023 060
OWNER'S INFORMATION (LAST, FIRST):
NAME: Parish Susan
ADDR: 205 Quaker Bottom Rd East

YES ☐ NO ☒
DO NOT KNOW ☐
DISTRICT/PRECINCT: 8 1

DOES THIS BLDG.
HAVE SPRINKLERS
YES ☐ NO ☐

HAVE CAREFULLY READ THIS APPLICATION
AND KNOW THE SAME IS CORRECT AND TRUE,
AND THAT IN DOING THIS WORK ALL PROVI-
SIONS OF THE BALTIMORE COUNTY CODE AND
APPROPRIATE STATE REGULATIONS WILL BE
COMPLIED WITH WHETHER HEREIN SPECIFIED
OR NOT AND WILL REQUEST ALL REQUIRED
INSPECTIONS.

BUILDING 1 or 2 FAM.

CODE CODE

BOCA CODE ☒

TYPE OF IMPROVEMENT

☒ NEW BLDG CONST
☐ ADDITION
☐ ALTERATION
☐ REPAIR
☐ WRECKING
☐ MOVING
☐ OTHER

TYPE OF USE

RESIDENTIAL

1. ONE FAMILY
2. TWO FAMILY
3. THREE AND FOUR FAMILY
4. FIVE OR MORE FAMILY
(ENTER NO UNITS)
5. SWIMMING POOL
6. ☒ GARAGE
7. OTHER

TYPE FOUNDATION

SLAB
☒ BLOCK
CONCRETE

BASEMENT

1. FULL
2. PARTIAL
3. ☒ NONE

NON-RESIDENTIAL

08. AMUSEMENT, RECREATION, PLACE OF ASSEMBLY
09. CHURCH, OTHER RELIGIOUS BUILDING
10. FENCE (LENGTH HEIGHT)
11. INDUSTRIAL, STORAGE BUILDING
12. PARKING GARAGE
13. SERVICE STATION, REPAIR GARAGE
14. HOSPITAL, INSTITUTIONAL, NURSING HOME
15. OFFICE, BANK, PROFESSIONAL
16. PUBLIC UTILITY
17. SCHOOL, COLLEGE, OTHER EDUCATIONAL
18. SIGN
19. STORE MERCANTILE RESTAURANT
SPECIFY TYPE
20. SWIMMING POOL SPECIFY TYPE
21. TANK, TOWER
22. TRANSIENT HOTEL, MOTEL (NO. UNITS)
23. OTHER

TYPE OF CONSTRUCTION

MASONRY
☒ WOOD FRAME
STRUCTURE STEEL
REINF. CONCRETE

TYPE OF HEATING FUEL

1. GAS 3. ELECTRICITY
2. OIL 4. COAL

TYPE OF SEWAGE DISPOSAL

1. PUBLIC SEWER EXISTS PROPOSED
2. ☒ PRIVATE SYSTEM
SEPTIC EXISTS PROPOSED
PRIVY EXISTS PROPOSED

CENTRAL AIR: 1.

ESTIMATED COST: \$18,800.00

F MATERIALS AND LABOR

PROPOSED USE: SPD + Garage
EXISTING USE: SPD

OWNERSHIP

1. ☒ PRIVATELY OWNED 2. PUBLICLY OWNED 3. SALE 4. RENTAL

RESIDENTIAL CATEGORY: 1. ☒ DETACHED 2. SEMI-DET. 3. GROUP 4. TOWNHSE 5. MIDRISE
6. RIRISE

FF: #1BED: #2BED: #3BED: TOT BED: TOT APTS/CONDOS:

FAMILY BEDROOMS

WASTE DISPOSAL 1. Y 2. N

POWDER ROOMS

BATHROOMS
KITCHENS

CLASS 04
LIBER

FOLIO

BUILDING SIZE

FLOOR 576

WIDTH 24

DEPTH 24

HEIGHT 15 MAX

STORIES 1

LOT #'S

CORNER LOT

1. Y'S 2. N

LOT SIZE AND SETBACKS

SIZE 1.580 AC

FRONT STREET

SIDE STREET

FRONT SETBK 200+

SIDE SETBK 10/NC

SIDE STR SETBK

REAR SETBK NC

ZONING

APPROVAL SIGNATURES

DATE

BLD INSP :
BLD PLAN :
FIRE :
SEDI CTL :
ZONING 111:
PUB SERV :
ENVRMNTAL: Final 1/6/99
PERMITS :

MAKE CHECKS PAYABLE TO BALTIMORE COUNTY MARYLAND -- NO PERMIT FEES REFUNDED

99-316-A



99-316-A

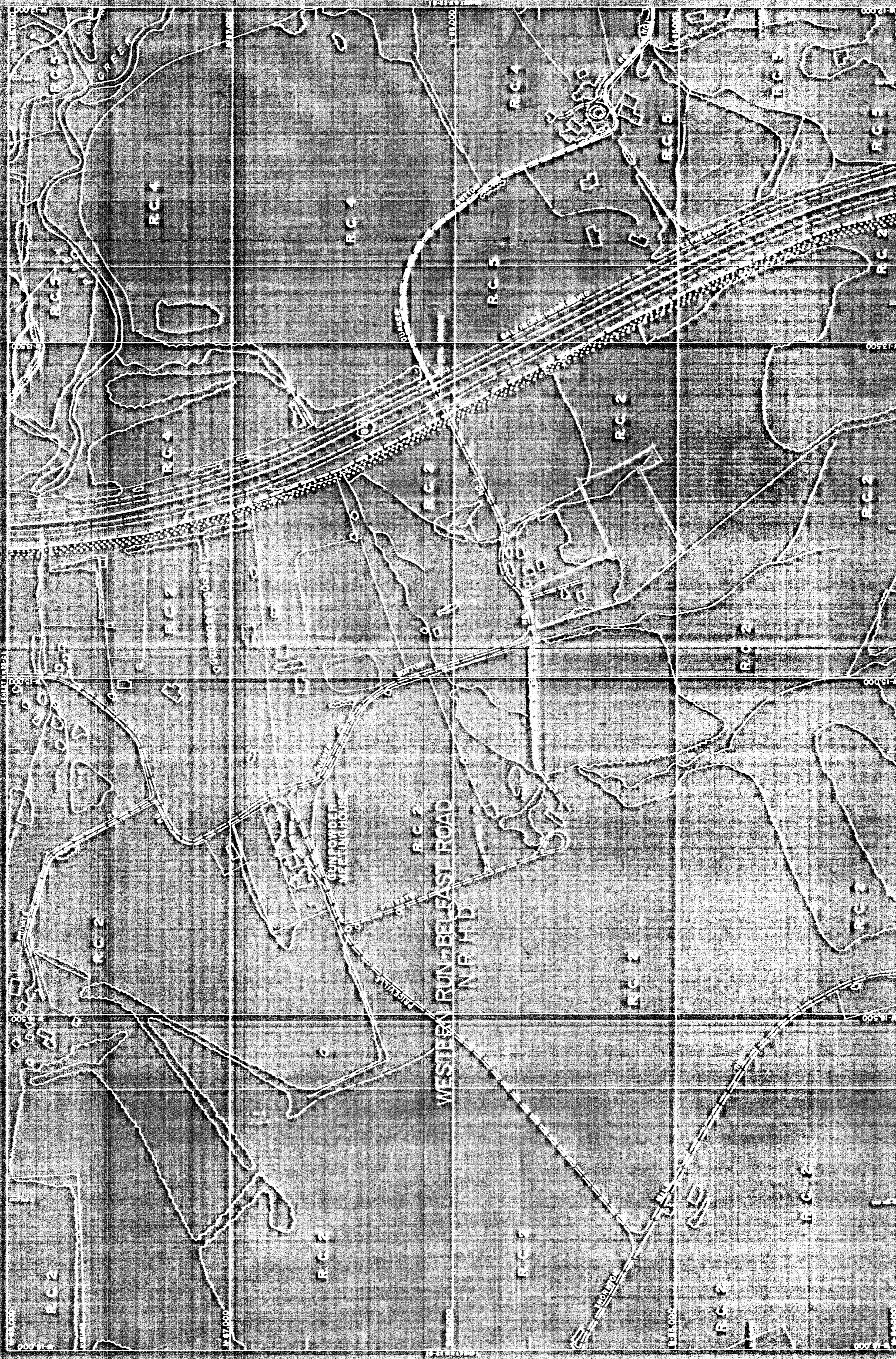


44-316-A



99-316-A

#316



BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP		SCALE 1" = 100'	LOCATION GUNPOWDER MEETINGHOUSE
ADOPTED BY THE BALTIMORE COUNTY COUNCIL OCTOBER 1, 1986 REPEALED BY RESOLUTION 13-86, 11-25-86, 11-25-86, 11-25-86, 11-25-86		DATE OF REVISION JANUARY 1986	
THIS MAP HAS BEEN REPRODUCED IN ITS ENTIRETY FOR THE COUNTY OF BALTIMORE BY PLAN HOLD CORPORATION, IRVINE, CALIFORNIA		K. J. KANARIS COUNTY ENGINEER	

99-316-A

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W. V. 25401

SCALE		LOCATION	SHEET
1" = 200' ±		GUNPOWDER MEETINGHOUSE	N.W. 22-C
DATE OF PHOTOGRAPHY JANUARY 1966		99-316-A	



Plat to Accompany Petition for
Zoning X Variance Special Hearing

Property Address: 205 Quaker Bottom Road
Sparks Maryland, 21152
As Recorded in Deed Liber No. 4404, Folio 183
Owner: Susan V. Parish
Scale of Drawing: 1" = 50'
1 February 1999

Location Information

Councilmanic District: 3
Election District: 8
1" = 200' Scale Map #: NW 22-C
Zoning: RC-2
Lot Size: 1.58 Acres, 4.46 Acres
Sewer: Public X Private
Water: Public X Private
Chesapeake Bay Critical Area: Yes X No
Prior Zoning Hearings: None

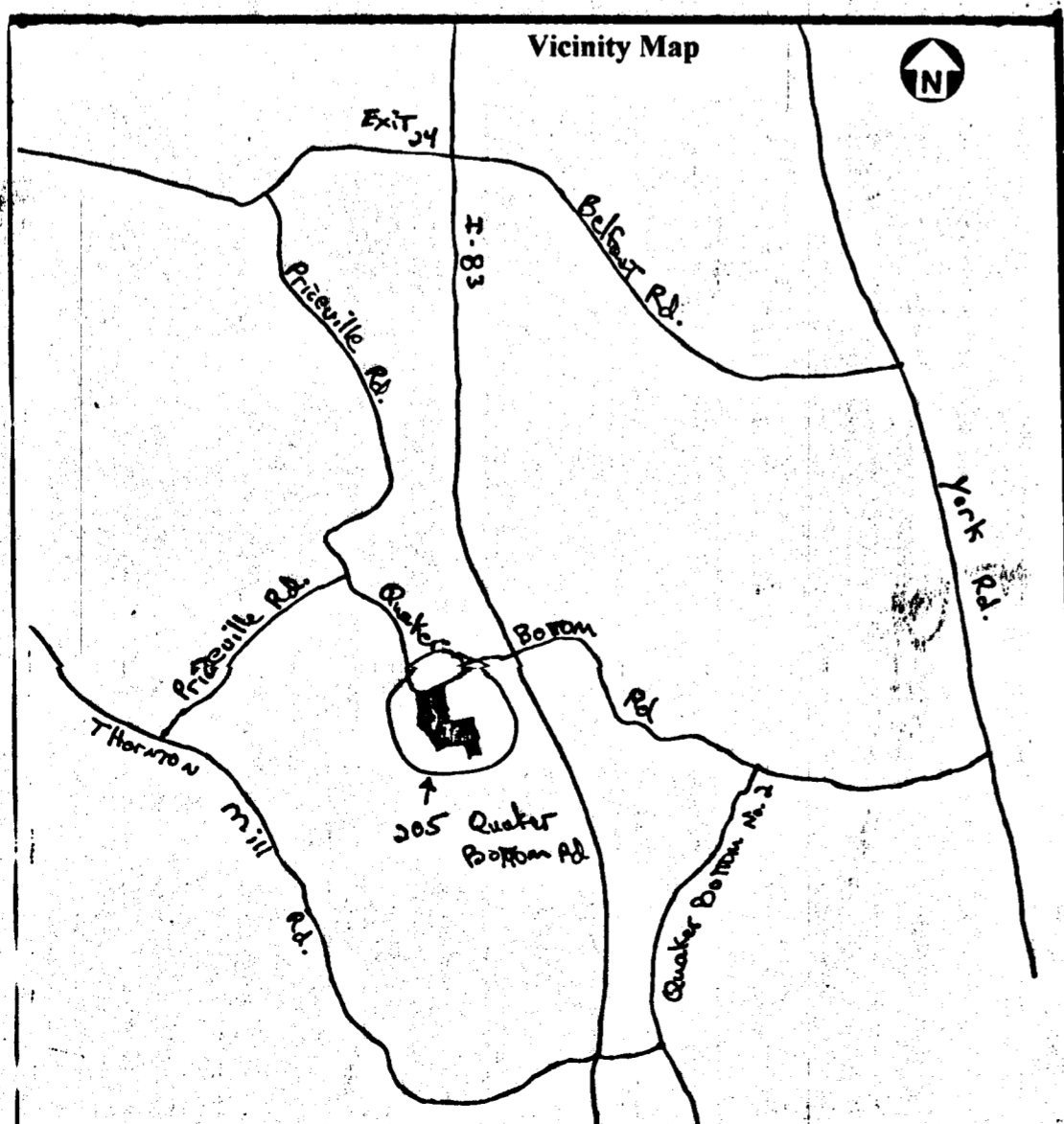
This Property is not Located in a H.U.D.
Identified Special Flood Hazard Area.
The Elevation of this property
ranges from 340' to 360'.

W.H. Holden Gibbs
115 Quaker Bottom Rd.
UnImproved Farm of 123.9 Acres
Tax Account # 0807030460

Margaret D. Miller
211 Quaker Bottom Rd.
1.63 Acres
Tax Account # 1600000948

Susan V. Parish
205 Quaker Bottom Rd.
1.58 Acres
68,824.80 Sq. Ft.

Susan V. Parish
205 Quaker Bottom Rd.
4.46 Acres
194,277.60 Sq. Ft.



PET. EX. 1

99-316-A

316

Outlook Drive
50' Unimproved R/W

50' Storm Drain
Right of Way

1400' to centerline
of Priceville Road 30' wide

Quaker Bottom Road 30' wide

Existing 45' x 30'
Dwelling
40' from roadway
140' from property line

Existing 20' x 30'
Garage
100' from roadway
30' from property line

Proposed
24' x 24' Garage
10' from Property Line

Framed Deck

230'
from Roadway

Framed Deck

Well 200' from Roadway

Gravel Driveway

Concrete Pad

Covered
Frt. Porch

Existing 8.6' x 3.5'
Masonry Building

Existing 12' x 24'
Ft. Building

Existing 23' x 24'
1 Story Dwelling

Concrete Covered
Stairwell

Existing 23' x 24'
1 Story Dwelling

Concrete Covered
Stairwell

Existing 23' x 24'
1 Story Dwelling

Concrete Covered
Stairwell

Existing 23' x 24'
1 Story Dwelling

Concrete Covered
Stairwell

Existing 23' x 24'
1 Story Dwelling

Concrete Covered
Stairwell

Existing 23' x 24'
1 Story Dwelling

Concrete Covered
Stairwell

Existing 23' x 24'
1 Story Dwelling

Concrete Covered
Stairwell

Existing 23' x 24'
1 Story Dwelling

Concrete Covered
Stairwell

Existing 23' x 24'
1 Story Dwelling

Concrete Covered
Stairwell

Existing 23' x 24'
1 Story Dwelling

Concrete Covered
Stairwell

Existing 23' x 24'
1 Story Dwelling

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